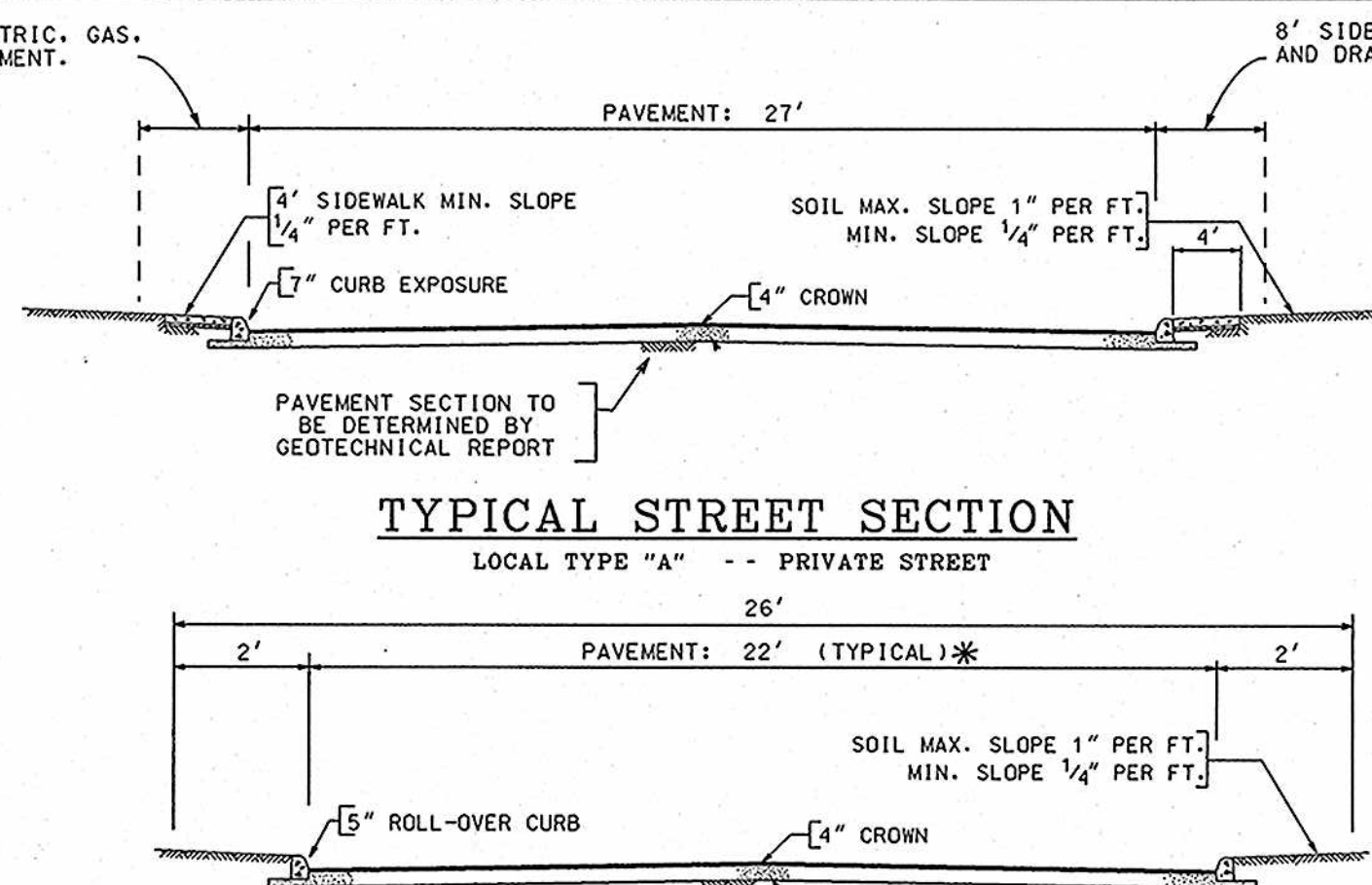
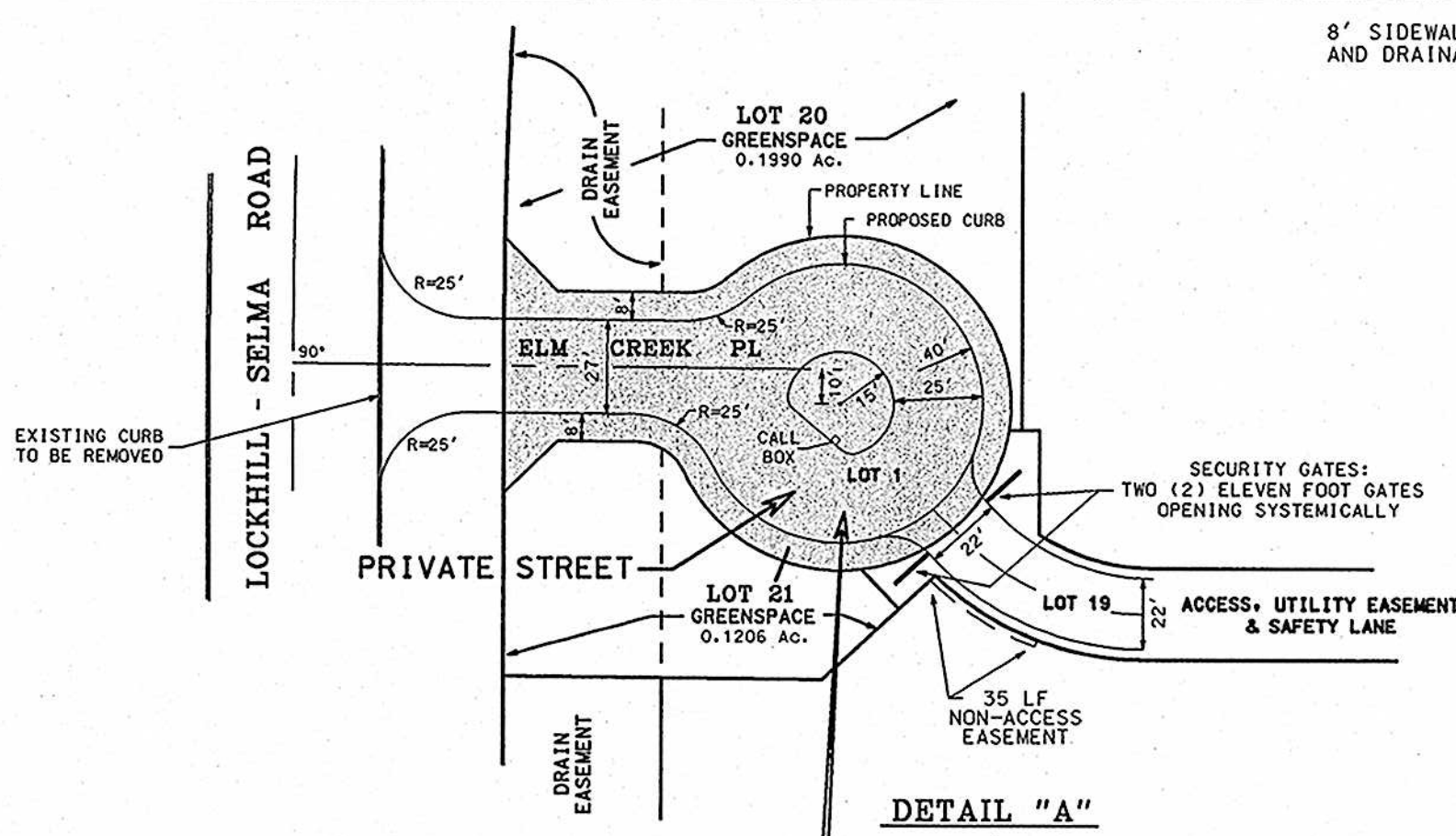


SCALE: 1" = 100'
BEARINGS BASED ON
GPS AS SHOWN ON
PLAT INVERNESS, UNIT-6
PLAT I.D. NO. 000370



TYPICAL STREET SECTION

LOCAL TYPE "A" - PRIVATE STREET

ACCESS, UTILITY EASEMENT & SAFETY LANE - LOT 19

NOTE:

THE PAVEMENT STRUCTURE FOR THE ACCESS EASEMENT AND SAFETY LANE SHALL MATCH THAT OF THE PROPOSED PRIVATE STREET.

NO PARKING IS ALLOWED ON THE ACCESS EASEMENT/SAFETY LANE

*PAVEMENT WIDTH MAY BE REDUCED AT THREE SEPARATE POINTS TO PRESERVE LARGE TREES, BUT IN NO CASE MAY PAVEMENT WIDTH BE LESS THAN 18' FT. PAVEMENT TRANSITIONS SHALL BE CONSISTENT WITH SAFE VEHICLE OPERATION IN LOW-SPEED TRAFFIC AREAS.

NOTES:

1. THIS PROPERTY IS NOT OVER THE EDWARDS RECHARGE ZONE.
2. WATER SERVICE TO BE PROVIDED BY SANS.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY SANS.
4. GAS AND ELECTRIC TO BE PROVIDED BY CPS ENERGY.
5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TEXAS.
6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
7. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
8. THIS DEVELOPMENT WILL PROVIDE A TOTAL OF 4.0766 ACRES OF GREENSPACE/OPEN SPACE.
9. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE CURB, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
10. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-006 (d)5) OF THE UNIFIED DEVELOPMENT CODE.
11. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-006(q.)
12. THIS PROPERTY IS INSIDE OF CITY LIMITS.
13. LOTS ARE ZERO LOT LINE.
14. PROPERTY ZONED PUD, R4.

SPECIAL NOTES:

1. *THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN (PUD) ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-0119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.*

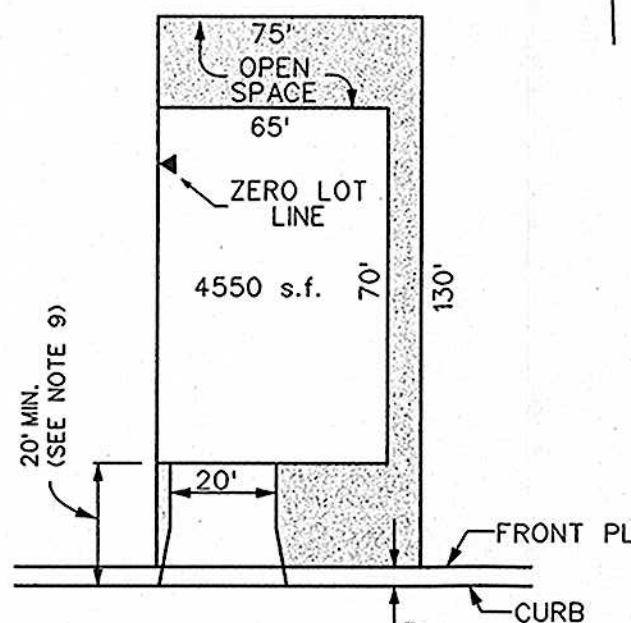
OWNER

ENGINEER



THE ELMS P.U.D.	
Density and Open Space Ratios	
Base Zoning District	PUD, R4
Number of Single Family Lots	17
Maximum Density Allowed	7 UNITS PER ACRES
Proposed Density	= 1.7 units per acre
Minimum Required Percentage of Open Space	= 35%
Proposed Percentage of Open Space	= 75%
Total Space	= 448,847 S.F.
Total Acreage	= 10.3041 Acres
28,789 S.F. Exclude Street R.O.W.'s (Private)	
Occupied Space	7,820 S.F. Driveway (20 x 23) x 17
113,559 S.F.	NA Drain R.O.W.
NA	Outdoor Storage Areas
NA	Mechanical Equipment
NA	Parking
77,350 S.F.	House Slabs (includes garages)
	4550 S.F. x 17
Net Open Space	= 334,488 S.F.
	= 448,447 S.F.
Open Space Ratio	= 0.75

P-30, P-97 & TR-B
N.C.B. 14699
OWNER: ELM CREEK OWNER ASSOC.
VOLUME 8980 PAGE 515



TYPICAL 75' LOT
N.T.S.

--- INDICATES ZERO LOT LINE

FENCE NOTES:
NOTE "A" - SIX FOOT MASONRY FENCE (DEVELOPER)
NOTE "B" - SIX FOOT MASONRY FENCE (BUILDER), MAY INCLUDE A NON-OPAQUE GATE.

NOTES:
ALL GARAGES MUST BE SIDE LOAD GARAGES, EXCEPT FOR LOTS 8, 9, 10 & 17.
SCREENING MUST BE PROVIDED FOR ALL GARAGES.

LAND USE PLAN

ONE UNIT DETACHED SINGLE FAMILY 10.3041 Acres 17 RESIDENTIAL LOTS

THIS PROPERTY HAS BEEN AWARDED VESTED RIGHTS TO SEPTEMBER 26, 1997

PER VRP No. 05-04-081

07-007

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO
Chairman: [Signature] Date: 2/28/07
Secretary: [Signature] Date: 2/28/07



LEGAL DESCRIPTION

BEING 10.3041 ACRES OF LAND CONSISTING OF LOT 1, BLOCK 4, N.C.B. 16811, INVERNESS, UNIT-6, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS AS RECORDED IN VOLUME 9550 PAGE 168, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

DEVELOPER / OWNER

MT-LOCKHILL, LTD.,
8603 CROWN HILL BLVD., SUITE 1
SAN ANTONIO, TEXAS 78209

THE ELMS PLANNED UNIT DEVELOPMENT No. 07-007

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78202
Tel. No. (210) 545-1122 Fax No. (210) 545-3302 www.mbcengineering.com



REVISIONS:			NO.	DESCRIPTION	BY
DESIGN	DATE		02-08-07	ADD "NO PARKING" NOTE	
DRAWN			02-12-07	REMOVED A "NOTE" CHANGED TYPICAL LANE WIDTH AND ADDED LANGUAGE REGARDING MINIMUM WIDTH	
CHECKED					
DATE	NOVEMBER 2006				
JOB NO.	1-9100				
SHT.	1 OF 1				
P. U. D.					



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Jesse H. Valdez Jr.

DATE: February 28, 2007

Address: 1035 Central Parkway North
San Antonio, TX 78232

FROM: Robert Lombrano, Case Manager

COPIES TO: File

SUBJECT: PUD# 07-007

Name: The Elm PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED with conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Historic Preservation states:

The Texas Sites Atlas indicates that archaeological sites have been previously identified within/nearby the above referenced property, in particular site 41BX309. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites it begun, we recommend that qualified professionals conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and **previously identified sites should be reexamined and reevaluated**, if any.

MDP/MTP cites Storm Water Engineering approval will be addressed at the time of platting.